

## **Vernor-Junction**

Vernor-Junction is generally bounded by the former Conrail railroad to the northwest, the Fisher Freeway (I-75) to the south and West Grand Boulevard to the east. The area has a vibrant commercial corridor along Vernor.

The area experienced a modest increase in population between 1990 and 2000; most of the growth is due to a significant increase in the Hispanic population. Almost 60 percent of the households are headed by married couples. A third of the population is below 18 years old.

### **□ Neighborhoods and Housing**

**Issues:** While the housing stock is relatively sound, some dilapidated units are scattered throughout the area due to prior decades of depopulation and disinvestment. Proximity to high growth areas in Cluster 5 should result in growth into this area. Neighborhoods near the industrial corridor along the railroad tracks have shown the most signs of deterioration.

### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Maintain the stability of the area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

### **GOAL 2: Increase residential density**

**Policy 2.1:** Develop medium density housing near Vernor to strengthened the adjacent commercial corridor.

**Policy 2.2:** Include medium density housing as a component of a mixed-use node at Dix, Vernor and Livernois.

### **GOAL 3: Conversion of obsolete industrial buildings**

**Policy 3.1:** Near Michigan and West Grand Boulevard, encourage the conversion of vacant industrial buildings into residential lofts.

### **□ Retail and Local Services**

**Issues:** The dense character of the built environment limits assembling large sites for retail development. The only large site with potential for retail development is at the intersection of Dix, Vernor and Livernois.

**GOAL 4: Increase the vitality of neighborhood commercial areas**

**Policy 4.1:** Develop neighborhood commercial nodes along Vernor and Springwells with a compatible mix of locally serving, small-scale businesses and medium density housing.

**GOAL 5: Develop a mixed-use activity node**

**Policy 5.1:** Develop the intersection of Dix, Vernor and Livernois as a mixed use, pedestrian-oriented commercial node.

□ **Industrial Centers**

**Issue:** Many small industrial sites along the former Grand Trunk and Conrail railroads directly abut residential areas. The boundaries separating the residential and industrial areas are not always clearly delineated.

**GOAL 6: Reduce conflicts between industrial and residential areas**

**Policy 6.1:** Establish and enforce designated truck routes to and from Livernois and I-75.

**Policy 6.2:** Buffer the negative impacts of industrial land uses upon residential areas.

□ **Parks, Recreation and Open Space**

**Issues:** Other than Clark Park, the area has limited recreation facilities. And, although it is immediately south, there are few connections to the Detroit River.

**GOAL 7: Increase access to open space and recreational areas**

**Policy 7.1:** Develop greenways connecting the area to Clark Park, Fort Wayne and the riverfront.

## 2000 Census - Demographic Profile



## Neighborhood

Vernor / Junction

## Total Population

18,993

1990 Population

18,986

1990 to 2000 Change

7

Percent Change

0.04%

## Race

White Only

9,194

48.41%

Black or African American  
Only

1,558

8.20%

American Indian and Alaska  
Native Only

164

0.86%

Asian Only

77

0.41%

Native Hawaiian and Other  
Pacific Islander Only

8

0.04%

Other Race Only

7,000

36.86%

Two or More Races

992

5.22%

## Hispanic Origin

Hispanic Origin (Any Race)

12,454

65.57%

1990 Hispanic Origin

7,725

1990 to 2000 Change

4,729

Percent Change

61.22%

## Gender

Male

10,137

53.37%

Female

8,856

46.63%

## Educational Attainment

Population 25 or older

10,129

53.33%

HS Graduate or Higher

4,382

43.26%

Assoc. Degree or Higher

781

7.71%

## Age

Youth Population  
(Under 18 Years Old)

6,150

32.38%

1990 Youth Population

6,126

1990 to 2000 Change

24

Percent Change

0.39%

0 to 4 Years Old

1,913

10.07%

5 to 10 Years Old

2,045

10.77%

11 to 13 Years Old

989

5.21%

14 to 17 Years Old

1,203

6.33%

18 to 24 Years Old

2,714

14.29%

25 to 44 Years Old

6,086

32.04%

45 to 64 Years Old

2,814

14.82%

65 Years Old and Older

1,229

6.47%

## Households

Households

5,518

Average Household Size

3.43

Population in Group Quarters

40

0.21%

Population in Households

18,953

Family Households

4,039

73.20%

Married Couple Family

2,416

59.82%

Female Householder Family

1,076

26.64%

One Person Households

1,148

20.80%

## Housing Units

Housing Units

6,225

1990 Housing Units

6,910

1990 to 2000 Change

-685

Percent Change

-9.91%

Vacant Housing Units

714

11.47%

Occupied Housing Units

5,511

88.53%

Owner Occupied

2,515

45.64%

Renter Occupied

2,996

54.36%

## Housing Value

Owner Occupied Units

1,998

Less Than \$15,000

276

13.81%

\$15,000 to \$29,999

500

25.03%

\$30,000 to \$49,999

650

32.53%

\$50,000 to \$69,999

323

16.17%

\$70,000 to \$99,999

176

8.81%

\$100,000 to \$199,999

60

3.00%

\$200,000 or More

13

0.65%

## Household Income

Less Than \$10,000

1,052

19.06%

\$10,000 to \$14,999

537

9.73%

\$15,000 to \$24,999

899

16.29%

\$25,000 to \$34,999

787

14.26%

\$35,000 to \$49,999

977

17.71%

\$50,000 to \$74,999

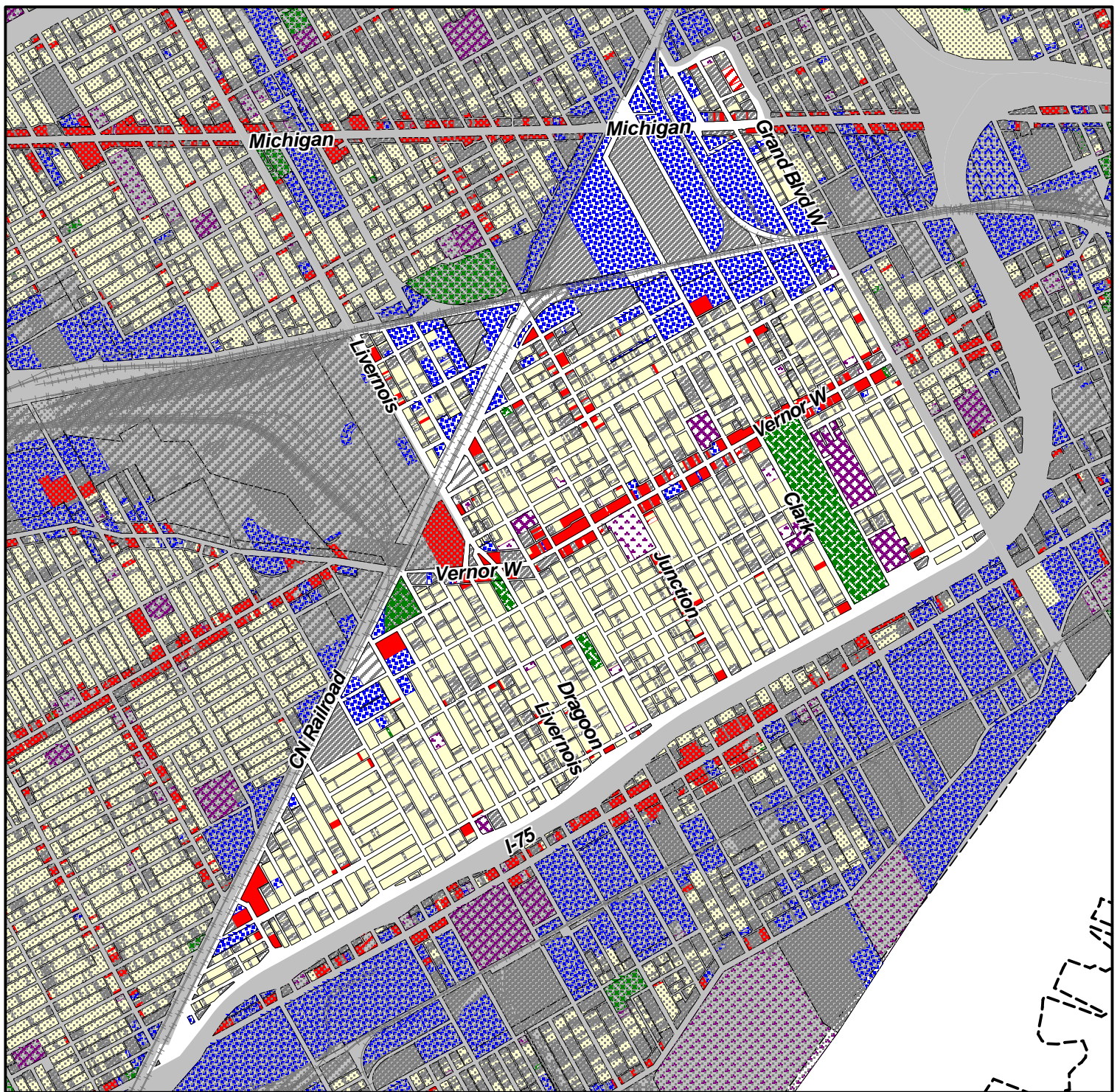
725

13.14%

\$75,000 or More

541

9.80%



Map 5-6A

City of Detroit  
Master Plan of  
Policies

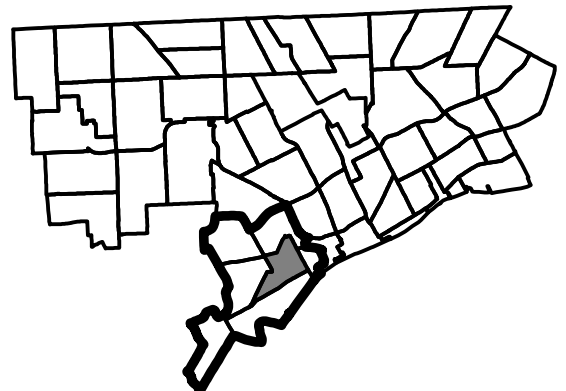
## Neighborhood Cluster 5 Vernor / Junction



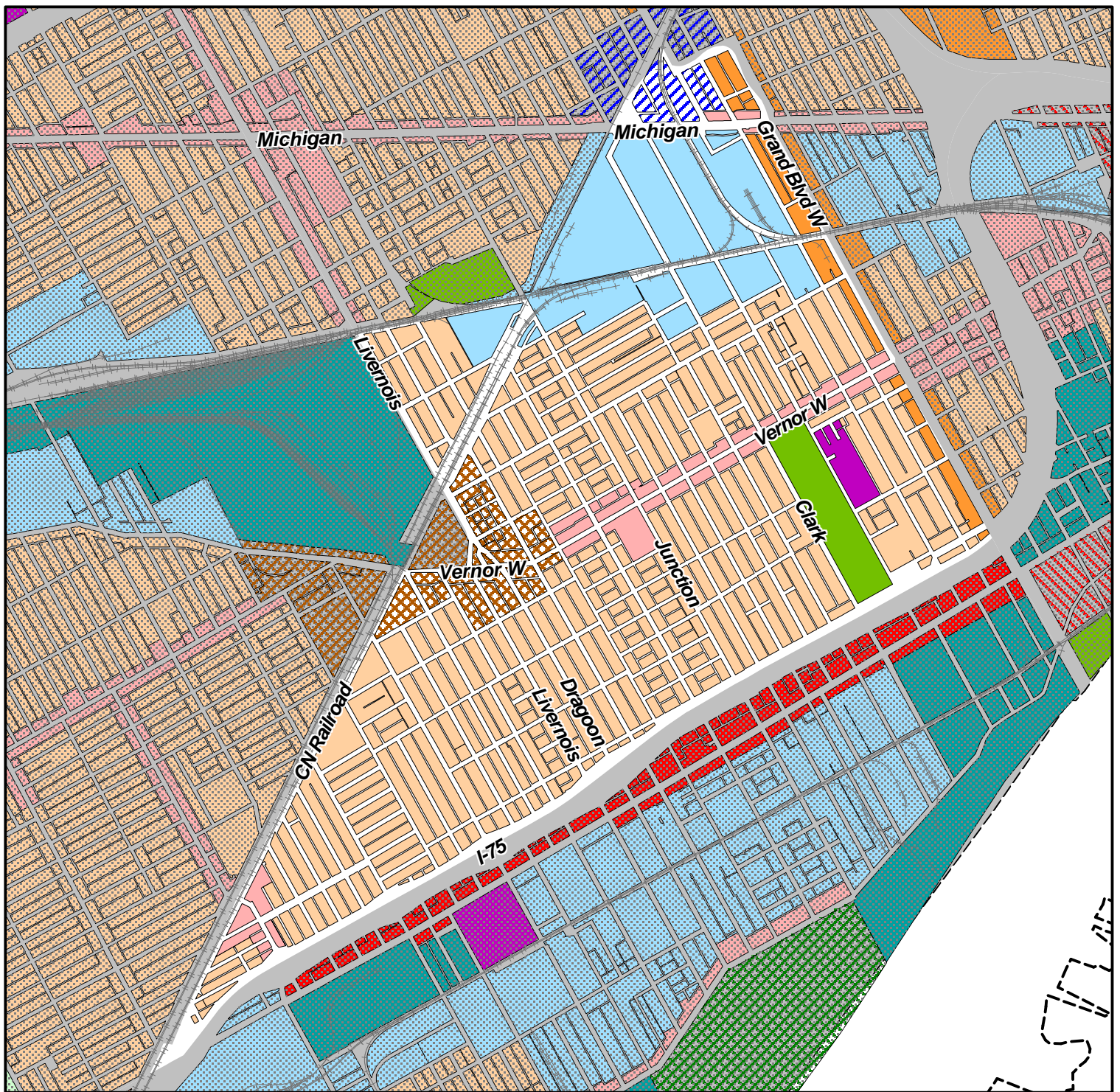
### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).







Map 5-6B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 5 Vernor / Junction



### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

